

Zone Change Burden of Proof

Tentative Tract Map No. 73203
24500 and 24906 Normandie Avenue
Los Angeles, CA 90710
December 3, 2014

A. That the modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration; and

The shortage of new housing and the imbalance between jobs and housing in Southern California generally, and the south bay in particular, has increased daily travel distance and time, and contributed to overcrowding, and decreased home ownership. Declining properties in need of revitalization, such as the subject site, provide prime opportunities to help address both the housing shortage and the jobs/housing imbalance.

The property has a general plan designation of low-medium residential, but is currently zoned M1. Thus, the property's zoning is inconsistent with its current general plan designation. The property is surrounded by properties that have residential zoning and general plan designations and are currently developed with residential uses. Adjacent properties to the north have a general plan designation of low density residential and are zoned R-1. Adjacent properties to the east have a general plan designation of low medium residential and are zoned R-3. Properties located to the west directly across Normandie Avenue have a general plan designation of low-medium residential and are zoned R-3, with the exception of the parcels fronting on Lomita Boulevard, which are zoned C-3. The properties to the north are developed with traditional single family homes, and the properties to the east and west are developed with mobile home uses. Thus, as a result of the residential development that has occurred on surrounding property over the years, the property's current M1 zoning renders it an incompatible island. The storage use that previously existed on the subject property ceased operation in 2013 and the site is partially vacant and partially occupied by automotive repair and service uses. No manufacturing uses currently exist on the subject property. Thus, the property is a declining industrial site in need of redevelopment and revitalization compatible with adjacent uses.

The applicant proposes to subdivide the property into three land parcels, and to re-zone the majority of the site, two parcels comprising approximately 10.37 gross acres, to residential planned development with a development program (RPD-DP). The third parcel, approximately 0.9 gross acres, at the southern tip of the site, which fronts along Lomita Boulevard, would retain its M1 zoning, which would be consistent with the commercial/retail uses planned for this lot, and the existing commercial uses located across Normandie Avenue.

The proposed zone change would resolve the existing conflict between the property's zoning and general plan designation, and would be compatible with the adjacent general plan designations, zoning and uses.

B. That a need for the proposed zone classification exists within such area or district; and

The proposed RPD-DP zoning allows for the development of entry level home ownership opportunities in an area with little new housing stock. By providing a variety of single-family and townhome housing options attractive to younger couples, more mature couples and families, the zone change would enable a project that responds to the continuing need for a diversity of housing opportunities within unincorporated Los Angeles County. The proposed zone change would enable a residential project that provides much needed housing at price points affordable to a wider population, while maintaining an overall density of 10.99 dwelling units per acre, which is compatible with the surrounding area.

The subject site has good access to employment centers in Long Beach, Torrance and downtown Los Angeles. Residential development on the site will provide housing in proximity to major employers such as Kaiser Permanente South Bay Medical Center, south of the subject site, as well as Northrup Grumman in Torrance and Boeing in Long Beach.

Residential development on the subject site would help unify surrounding residential uses and contribute to a cohesive residential community.

C. That the particular property under consideration is a proper location for said zone classification within such area or district; and

The proposed zone change would also allow for the revitalization of a declining and underutilized island surrounded by residential development, with residential and commercial uses compatible with adjacent development. The proposed zone change to RPD-PD would resolve the existing incompatibility between the property's general plan and zoning designations and with surrounding uses.

The area proposed for a zone change to RPD-DP is approximately 10.37 acres – large enough and appropriately shaped to accommodate distinct housing communities at densities that are both compatible with surrounding uses and that allows for a diversity of product and price points to increase access to home ownership. The site will also allow for open space and recreational amenities.

D. That placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.

Eliminating an incompatible island, in an otherwise predominantly residential area, will strengthen the existing residential communities, encouraging a healthy and safe environment for residents. Redevelopment with residential uses will eliminate incompatible noise and improve area aesthetics. Allowing for residential development on the property will maximize an underutilized site and will provide much needed new housing opportunities at price points accessible to a wider population. The proposed zone change will also resolve the existing incongruity between the property's zoning and general plan designations.

The subject site is close to employment, recreational and educational opportunities. Harbor City Park is located one block to the west, and the Ken Malloy Harbor Regional Park, Harbor Park Golf Course and Los Angeles Harbor College are located a short distance to the south.

The proposed zone change is also consistent with the General Plan policy of supporting infill development, which benefits the general welfare by increasing housing stock, providing new housing proximate to employment, recreation, services and infrastructure, and revitalizing existing neighborhoods.

**Conditional Use Permit
Burden of Proof**

Tentative Tract Map No. 73203
24500 and 24906 Normandie Avenue
Los Angeles, CA 90710
October 12, 2015

A. That the requested use at the location will not:

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The proposed residential planned development zoning and development plan will enhance the experience of area residents and employees by revitalizing a declining site with residential uses compatible with adjacent residential development. The proposed use will replace vacant and automotive uses with a well-planned, attractively landscaped residential community that will sustain and enhance the existing surrounding residential uses.

By eliminating an incompatible island surrounded by residential uses, the proposed residential development will help unify surrounding residential uses, and contribute to a cohesive residential community. The proposed use will eliminate incompatible noise, odors and aesthetics of prior industrial uses in close proximity to residential communities. The proposed residential use will enhance the public welfare by allowing residential densities that accommodate a diversity of product and price points accessible to a wider population yet compatible with adjacent densities, while incorporating significant open space and recreational amenities for residents.

The project has been designed to maximize open space on the site, exceeding code requirements, and complies with the pedestrian connectivity requirements of County Code Section 21.24.380 which encourage healthy lifestyles. Project structures are consistent with the required 100 foot buffer from the existing oil well on the project site, and the well will be adequately fenced and screened. The project maximizes public safety for residents by providing perimeter fencing along Normandie Avenue, yet maximizes opportunities for visibility into the project site by utilizing open metal fencing adjacent to common areas and incorporates attractive landscaping to promote a pleasant view from the public street and sidewalk.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The residential portion of the subject site is approximately 10.37 gross acres, and appropriately shaped to accommodate development features that satisfy applicable code requirements and allow for a high quality residential community. In light of the high traffic volumes and speeds along Normandie Avenue, the residential components will be gated and landscaped along Normandie Avenue. The perimeter of the development's residential uses along Normandie Avenue will consist of alternating 5'6" high open metal fencing (adjacent to common areas) and 6' high CMU screening wall (adjacent to units), located immediately behind the right-of-way line, which will create a safe and secure environment while proving both privacy for residents and visibility into the development from the public street and sidewalk. The variation in perimeter height, views into landscaped areas, together with the street trees will provide an attractive edge along Normandie Avenue. The residential uses will also provide plentiful (approximately 7) pedestrian connections from Normandie Avenue and throughout the residential component.

The residential component will comply with code parking requirements with respect to the number of parking spaces provided. All residential units will have two covered parking spaces in a private garage, and certain units on Lot 3 will have additional private driveway parking available (11 private driveway spaces total), for a total of 78 private parking spaces for Lot 2 and 157 private parking spaces for Lot 3. Although the code requires guest parking only for Lot 2, both Lot 2 and Lot 3 will have guest parking that exceeds 0.25 spaces per unit, with 14 guest parking spaces on Lot 2 and 44 guest parking spaces on Lot 3. In order to provide the proposed amount of guest parking without compromising landscaped open space or amenities, the applicant proposes to provide some of the guest parking spaces as 8' by 22' parallel parking spaces. Lot 2 would contain 12 parallel guest spaces, and Lot 3 would contain 26 parallel guest spaces. All parallel parking spaces would be located along the primary drive aisles and would not create conflict with vehicle or pedestrian circulation.

The residential project will exceed the open space requirements for RPD zoning, providing over 40% open space, and will include amenities such as children's play area, open turf play area, and outdoor dining and barbeque areas.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and

2. By other public or private service facilities as are required.

The project fronts along Normandie Avenue, a major highway. The project has been designed with the necessary right of way widths and improvements to ensure compliance with all

standards of the Los Angeles County Department of Public Works. Applicable requirements will be thoroughly reviewed in connection with the processing of Tentative Tract Map No. 73203.

The project will be adequately served by the Rancho Dominguez District public water system and by the public sewer system. As an infill development site adjacent to existing residential communities, the site will be adequately served by existing services (e.g., police, fire) and utilities (telephone, electrical, gas, cable), and new utilities connections will be installed underground.

The project will involve approximately 37,100 cubic yards of cut and approximately 54,360 cubic yards of fill, with approximately 17,200 cubic yards of import. The applicant will provide a haul route and the other information required by Section 22.56.210 of the County Code for the Commission's review. The highways and streets in the vicinity are adequate to carry the kind and quantity of pedestrian, bicycle and traffic generated by the project, including additional truck trips that may be generated by the import of soil. The project's location on Normandie Avenue proximate to the 110 freeway will minimize haul route intrusions into residential neighborhoods.

Parking Permit Burden of Proof

Sagewood at Harbor City
24500 and 24906 Normandie Avenue
APN 7409-029-006, 009, 010
Tentative Tract Map No. 73203

A. That there will be no need for the number of parking spaces required by Part 11 of Chapter 22.52.

Not applicable. The number of proposed parking spaces exceeds that required by code.

B. That there will be no conflicts arising from special parking arrangements allowing shared facilities, tandem spaces or compact spaces.

On the main drive aisles the proposed parallel spaces are located on only one side and do not intrude into the 24' and 26' drive aisles, and thus the spaces are unlikely to impede circulation or result in queuing issues impacting the project entrance. On lot 2 the parallel spaces are located only on the egress side of the drive aisle, which further minimizes the likelihood of impeding ingress or resulting in queuing issues impacting the project entrance. On Lot 3 most of the parallel spaces along the main drive aisle are located at the end of the aisle, allowing for greater ease of access, which will also further minimize the likelihood of any queueing impacts.

C. That off-site facilities, leases of less than 20 years, rear lot transitional parking lots and uncovered residential parking lots will provide the required parking for uses.

Not applicable. All proposed parking will be provided on site.

D. That the requested parking permit at the location proposed will not result in traffic congestion, excessive off-site parking or unauthorized use of parking facilities developed to serve surrounding property.

Allowing parallel parking spaces with dimensions of 8' by 22' will allow, among other things, additional guest parking spaces in excess of code requirements which will minimize any need for off-site parking. Although the code requires guest parking only for Lot 2, both Lot 2 and Lot 3 will have guest parking that exceeds 0.25 spaces per unit, with 14 guest parking spaces on Lot 2 (12 of which will be parallel spaces) and 44 guest parking spaces on Lot 3 (26 of which will be parallel spaces). As discussed above, the parallel parking spaces are unlikely to impede circulation or result in queueing impacts.

E. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping and other development features prescribed in this ordinance.

The project site accommodates all required yards, open space, landscaping and other development features. The project provides over 40% open space, which is more than required by code. The use of 8' by 22' parallel parking spaces allows the project to meet and exceed guest parking requirements, exceed open space requirements and provide ample pedestrian walkways and landscaping along the drive aisles throughout the project.